



City of Franklin

109 3rd Ave S
Franklin, TN 37064
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Legislation Text

File #: 19-0714, **Version:** 1

DATE: July 17, 2019

TO: Franklin Municipal Planning Commission

FROM: Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Creating 5 Multifamily Residential Lots, On 5.75 Acres, Located Along Vintage Green Lane and Shadow Green Drive. (CONSENT AGENDA)

Project Information

COF Project Number: 7023

Applicant: Tom Darnall, Ragan Smith Associates

Owner: Taylor Dekalb, Clayton Properties Group, Inc.

Background/Staff Comments

The purpose of this plat is to create re-subdivide the current multifamily lots into smaller lots, for the Shadow Green PUD Subdivision. This plat places each multifamily building on its own lot. The corresponding site plan is approved, with conditions on the June 2018 Administrative Agenda. The Development Plan for the Shadow Green PUD was approved in October 2017.

Recommendation

Approval, with conditions.

See attached pages for a list of staff recommended conditions of approval.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city

department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.